



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

15 Claycliffe Road, Barugh Green, Barnsley, South Yorkshire,  
S75 1LR



15 Claycliffe Road, Barugh Green, Barnsley, South Yorkshire, S75 1LR

## Offers In The Region Of £180,000

Claycliffe Road in Barugh Green, Barnsley, this beautifully designed terraced house offers a delightful blend of comfort and style. With three spacious bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

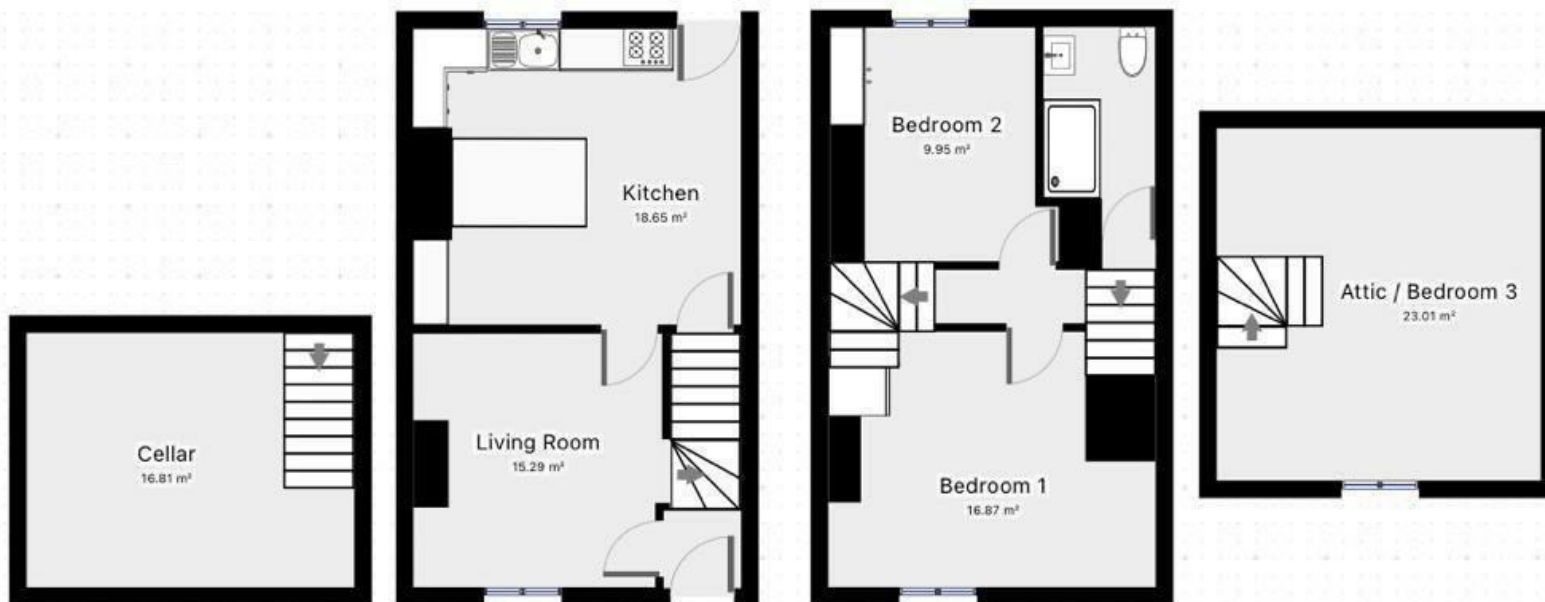
As you enter, you are welcomed into a well-appointed reception room that exudes warmth and character, providing an ideal space for relaxation or entertaining. The heart of the home is undoubtedly the amazing kitchen, which boasts modern fittings and ample space for culinary creativity. It is a perfect setting for family meals or gatherings with friends.

The stylish bathroom complements the overall aesthetic of the home, offering a serene space to unwind after a long day. Each of the three bedrooms is generously sized, ensuring that everyone has their own private retreat.

Additionally, the property features off-street parking for two vehicles at the rear, providing convenience and peace of mind. This terraced house is not just a place to live; it is a home where memories can be made.

Located in the desirable area of Barugh Green, residents will enjoy a friendly community atmosphere while being close to local amenities and transport links. This property is a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. Don't miss the chance to make this lovely house your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) <b>A</b>                                              |         |                                                                                                               |
| (81-91) <b>B</b>                                                |         |                                                                                                               |
| (69-80) <b>C</b>                                                |         |                                                                                                               |
| (55-68) <b>D</b>                                                |         |                                                                                                               |
| (39-54) <b>E</b>                                                |         |                                                                                                               |
| (21-38) <b>F</b>                                                |         |                                                                                                               |
| (1-20) <b>G</b>                                                 |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

**Entrance hall**

Providing access into the lounge area and with stairs rising to the first floor.

**Lounge**

12'1" x 11'9"

The lounge is fitted with a PVCu window to the front, a wall mounted radiator and a feature fireplace with attractive cast iron surround.

**Kitchen/Diner**

13'5" x 14'5"

A spacious dining kitchen presented with a range of dark grey wall and base level units complemented by work tops and inset 1.5 sink. Integral oven, Hotpoint hob and extractor fan, integrated dishwasher and washing machine, electric underfloor heating and integrated wine rack. A large island aera with breakfast bar style worktop.

**Cellar**

Storage cellar accessed via the kitchen.

**Landing**

**Bedroom one**

14'9" x 11'9"

Large front facing principal bedroom with original wood floor, feature fireplace and good size storage cupboard.

**Bedroom two**

10'2" x 7'6"

Rear facing bedroom with radiator and built-in wardrobe.

**Shower room**

Featuring a stylish white suite, frosted glass shower, grey towel radiator and Brazilian grey slate tiled walls.

**Bedroom three**

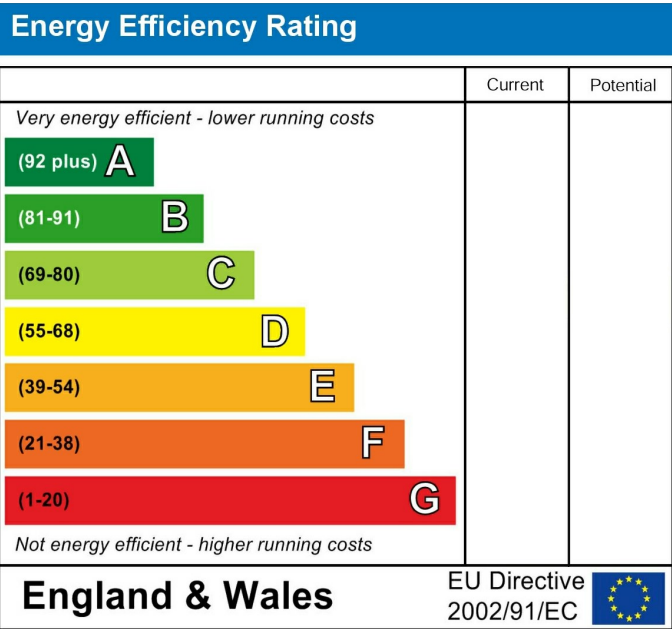
15'8" x 14'9"

Situated in the attic, this huge room is currently being

used as an entertainment room with projector, tables and L-shaped corner sofa which all can be left with the property with no additional charge if requested by the prospective buyer. Side opening windows, grey carpet and radiator.

**Outside**

To the front is an enclosed forecourt garden. To the rear is an open garden and brick built shed. There is also a driveway and additional parking spot to the rear of the land that is included in the property deeds.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



